

SISSINGHURST

KENT



The Street Sissinghurst Kent TN17 2JL

Situated on the edge of the village of Sissinghurst, this detached family home is believed to date from the late 19th century when it was built as the power house for Sissinghurst Place. The property was then converted in the 1970's with later additions in the 80's.

Outside double gates open onto a driveway that leads to the double garage and provides ample off road parking. The drive is bordered on both sides by lawn interspersed with mature trees. Flower beds enclose a paved terrace and there is a brick outbuilding ideal for garden storage. There is an additional area of garden which is enclosed by a mature hedge, a wall of the house and the garage.

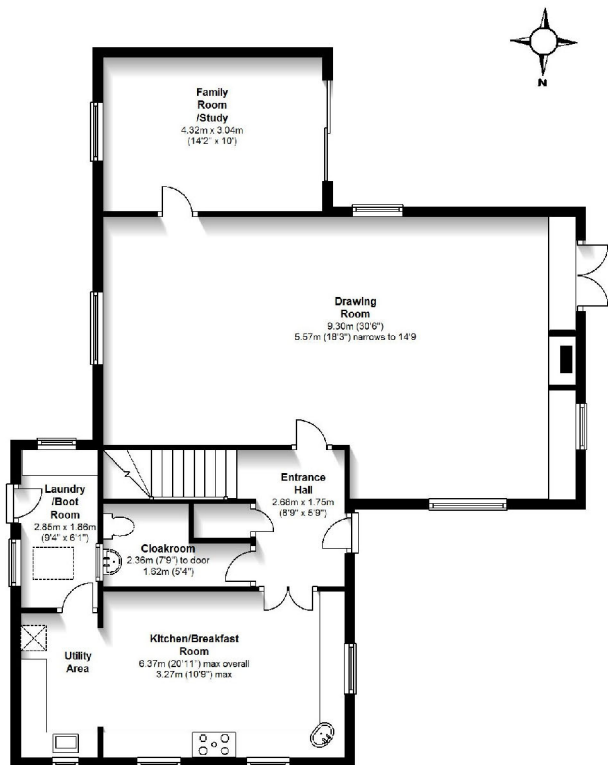
- Late 19th Century Family Home
- Drawing Room with Wood Burner
- Family Room
- Kitchen/Breakfast Room
- Laundry/Boot Room
- Master Bedroom with Ensuite
- Three/Four Further Bedrooms
- Family Bath and Shower Room
- Enclosed Gardens with Outbuilding
- Detached Double Garage
- Walking Distance to Village Centre
- Cranbrook School Catchment Area



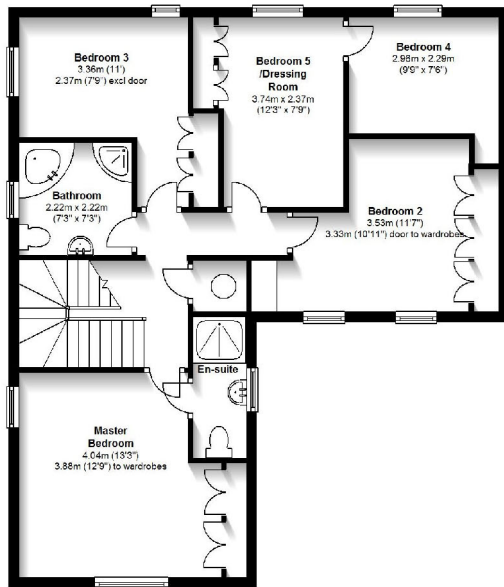




Ground Floor
Approx. 101.7 sq. metres (1055.0 sq. feet)



First Floor
Approx. 76.7 sq. metres (847.0 sq. feet)



Total area: approx. 180.4 sq. metres (1942.0 sq. feet)



Energy Performance Certificate



Power House, The Street, Sissinghurst, CRANBROOK, TN17 2JL

Dwelling type: Detached house Reference number: 8294-7328-2510-1679-7906
 Date of assessment: 01 August 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 04 August 2014 Total floor area: 179 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

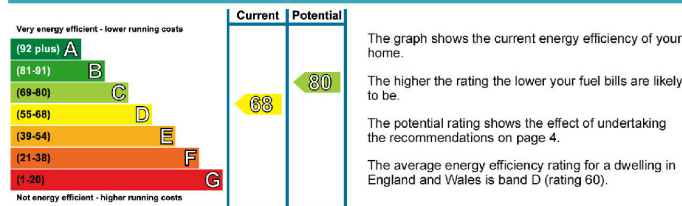
Estimated energy costs of dwelling for 3 years:	£ 4,002
Over 3 years you could save	£ 873

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 378 over 3 years	£ 273 over 3 years	
Heating	£ 3,150 over 3 years	£ 2,436 over 3 years	
Hot Water	£ 474 over 3 years	£ 420 over 3 years	
Totals	£ 4,002	£ 3,129	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 357	✓
2 Low energy lighting for all fixed outlets	£40	£ 87	
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 156	✓

See page 4 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



SERVICES

Mains electricity, gas, water and drainage.

Tunbridge Wells Borough Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



The Corner House, Stone Street
 Cranbrook, Kent TN17 3HE

Tel: 01580 715400

Fax: 01580 715122

Email: enquiries@harpersandhurlingham.com

Web: www.harpersandhurlingham.com

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